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Doc#: 2010139234 Fee: \$55.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/10/2020 12:21 PM Pg: 1 of 4

**THIS INSTRUMENT WAS PREPARED
BY AND AFTER RECORDING SHOULD
BE RETURNED TO:**

**Eric L. Singer
Ice Miller LLP
2300 Cabot Drive, Suite 455
Lisle, IL 60532**

NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The claimant, R. G. Construction Services, Inc. ("R. G."), with offices at 936 Larch Avenue, Elmhurst, Illinois, hereby files its Notice and Claim for Mechanics Lien on the Real Estate (as hereinafter described) and on all funds held in connection with the improvements constructed on the Real Estate against LP Holdings 310 LLC ("Owner"), Chicago Aesthetics LLC ("Tenant"), Wilmington Trust, National Association, as Trustee for the Registered Holders of Lstar Commercial Mortgage Trust 2016-4 Commercial Pass-Through Certificates, Series 2016-4 ("Lender") and BIG Construction, LLC ("General Contractor").

Claimant further states as follows:

1. On or prior to November 13, 2019, Owner owned fee simple or beneficial title to the real estate (including all land improvements thereon) in Cook County, Illinois, commonly known as 310 W. Superior Street, Suite 2001, Chicago, Illinois 60654, with Permanent Index No. 17-09-201-010 (the "Real Estate"), and legally described as follows:

**LOT 21 (EXCEPT THE 6 1/8 INCHES THEREOF) ALL OF LOT
22 IN BLOCK 17 IN BUTLER, WRIGHT, AND WEBSTER'S
ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF
SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF
THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY,
ILLINOIS.**

Common Address: 310 West Superior Street, Suite 2001, Chicago, Illinois 60654

PIN: 17-09-201-010

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2. On or about November 13, 2019, and continuing to the present, Tenant leased space for operation of its cosmetic surgery center located in the Real Estate.

3. Sometime prior to November 13, 2019, Owner entered into a general construction contract with General Contractor to construct improvements on the Real Estate for a construction project to renovate the Tenant's cosmetic surgery center located upon the Real Estate (the "Project"). By Agreement dated December 2, 2019, General Contractor subcontracted with R. G. for R. G. to provide all labor, material, equipment and supervision necessary to complete the metal stud and drywall work for the Project as more fully described in the written Subcontract for the improvement of the Real Estate all in exchange for payment (collectively, the "R. G. Subcontract"). Thereafter, General Contractor directed R. G. to perform additional work pursuant to change orders.

4. The R. G. Subcontract was entered into and the work was performed by R. G. with the knowledge and consent of Tenant and Owner. Alternatively, Tenant and/or Owner specifically authorized General Contractor or others to enter into contracts for design and improvement of the Real Estate. Alternatively, Tenant and/or Owner knowingly permitted General Contractor or others to enter into contracts for the design and improvement of the Real Estate.

5. At the special instance and request of the General Contractor and at the direction and with the consent of the Tenant and Owner, R. G. supplied additional materials and labor having a value of at least \$2,789.00.

6. R. G. last performed work on the Real Estate on or after February 8, 2020.

7. As of the date hereof, after all previous credits and payments there remains due, unpaid and owing to R. G. the principal balance of \$36,089.00 (Thirty Six Thousand Eighty Nine Dollars) for which, with interest, attorneys' fees and costs as provided under the Illinois Mechanics Lien Act, R. G. claims a lien on the Real Estate and on the monies or other consideration due or to become due from Owner or Tenant to General Contractor.

Dated this 1st day of April, 2020.

R. G. CONSTRUCTION SERVICES, INC.

By:


 Brian Garcea, Chief Financial Officer

Common Address: 310 West Superior Street, Suite 2001, Chicago, Illinois 60654

PIN: 17-09-201-010


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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

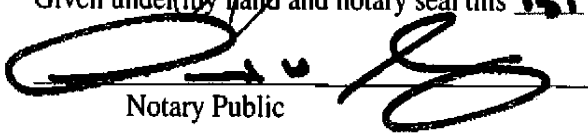
The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Brian Garcea, as Chief Financial Officer for R. G. Construction Services, Inc. ("Signatory") personally known to me to be the same person whose name is subscribed to the foregoing instrument, acknowledged that (s)he signed, sealed and delivered the said instrument as his (her) free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth under the following conditions:

1. The aforesaid acknowledgement, seal and delivery occurred during the duration of the Gubernatorial Disaster Proclamation related to the outbreak of COVID-19, and pursuant to the Governor of the State of Illinois' authorization under Sections 70), 7(2), 7(3), and 702) of the Illinois Emergency Management Agency Act, 20 ILCS 3305; and
2. This notarization is performed remotely via two-way audio-video communication technology, that allows for direct, contemporaneous interaction between the Signatory and me by sight and sound; and
 - a. The Signatory and I are physically located in Illinois during the two-way audio-video communication; and
 - b. The Signatory has stated on the two-way audio-video communication what document is being signed; and
 - c. Each page of the document being witnessed has been shown to me on the two-way audio-video communication technology in a means clearly legible to me and was initialed by the Signatory in my presence; and
 - d. The Signatory's act of signing is captured sufficiently up close on the two-way audio-video communication for me to observe;

Attest:

Signatory:  _____

Given under my hand and notary seal this 16th day of April, 2020.


Notary Public

Commission Expires: 4-25-21



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